

Larson Associates Architects, Inc

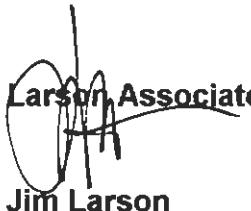
Project Narrative

The proposed project is a 10,038² ft shell office structure intended for development as office/warehouse suites. It is located on the Southeast corner of Acoma Drive and 73rd Street. The parcel is completely empty save for some parking utilized by the site to the south, which was recently split from this site. The new parcel number for Lot (4a) is 215-56-387 with an assigned address of 7311 East Acoma Drive created by the City of Scottsdale. The site is zoned I-1 so the proposed use is an acceptable and non-use permit activity. While the building will possibly be used for partial warehouse space (1 space per 800 ft²) we have conservatively provided for all office space at 1 space per 300 ft², a standard that we have met with our proposal.

The building being proposed is a one-story, masonry frame/stucco building with flat roof protected by parapet walls to a height of 27'-0". The parapets have been sufficiently designed to allow rooftop mechanical units to be placed and completely screened. The exterior materials will be painted stucco, stone wainscot, and clear anodized aluminum shade canopy structures over all four entries. The glazing system will have blue glass in clear anodized aluminum frames at 10'-0" high throughout, with exception at the entries which will rise to 16'-8" in height.

The current plan shows the possibility of four suites but the final layout will be determined by leasing patterns.

Colors have been selected and consist of three complimentary earth tones as can be seen on our colored elevations. The exterior light fixtures are silver finished to match the proposed clear anodized glazing system. Landscape materials and trees will follow the established palette of low water use desert vegetation. There are no native plants to address on this site as one can deduce from the photographs.

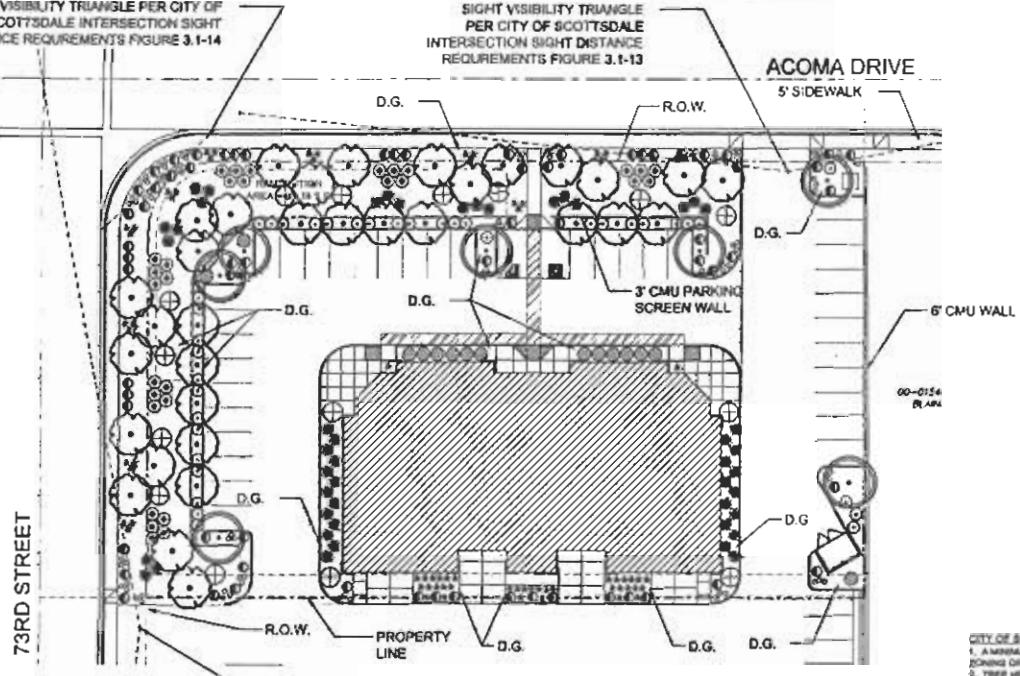


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Jim Larson
Principal

SIGHT VISIBILITY TRIANGLE PER CITY OF
SCOTTSDALE INTERSECTION SIGHT
DISTANCE REQUIREMENTS FIGURE 3.1-14

SIGHT VISIBILITY TRIANGLE
PER CITY OF SCOTTSDALE
INTERSECTION SIGHT DISTANCE
REQUIREMENTS FIGURE 3.1-13



SIGHT VISIBILITY
TRIANGLE
PER CITY OF SCOTTSDALE
INTERSECTION SIGHT DISTANCE
REQUIREMENTS FIGURE 3.1-13

PLANT LEGEND

SYMBOL	TYPE	PLANTED SIZE/MATURE SIZE	QTY.
TREES			
●	ACROBIA HUMILIS NATIVE MESQUITE	2" BOD 1.5" CALI WIDTH 20', HEIGHT 20'	7
○	ACACIA FARNESIANA SWEET ACACIA	2" BOD 1.5" CALI WIDTH 20', HEIGHT 20'	12
SHRUBS			
●	JUSTICIA CANDIENSIS RED HEA HONEYSUCKLE	5 GAL. FULL CAN WIDTH 4', HEIGHT 2'	15
○	LEUCOCYTTIUM CANARIANUM SILVERLEAF EASIE	5 GAL. FULL CAN WIDTH 4', HEIGHT 2'	30
○	MELIA PENTAGLIA BAJA MELIA	5 GAL. FULL CAN WIDTH 4', HEIGHT 2'	6
ACCENTS AND GRASSES			
⊕	AMMOS CYTICAMPHA VELVET-POD SEEDS	10 GAL. FULL CAN WIDTH 4', HEIGHT 2'	15
●	MARIGOLDUS CAPILLANS PINK MARIGOLD	5 GAL. FULL CAN WIDTH 2', HEIGHT 2'	47
●	NAMELY GOMPHOPHYLLA TRIN-FLOWERED AGAVE	1 GAL. FULL CAN WIDTH 2', HEIGHT 2'	67
GROUND COVERS			
●	HYMENOCALLIS ACALUA ANGELITA DAY	1 GAL. FULL CAN WIDTH 4', HEIGHT 2'	81
●	LANTANA MONTEVIDEOENSIS YELLOW TRAILING LANTANA	1 GAL. FULL CAN WIDTH 2', HEIGHT 2'	52
INERT MATERIAL			
---	DECOMPOSED GRANITE 1/2" SCREENED CEMENT TAN OR EQUAL SIDE SPECIES BY ALL LANDSCAPE AREAS	N/A	13.614 SF

CITY OF SCOTTSDALE NOTES

- MINIMUM OF 30 PERCENT OF THE PROVIDED TREES SHALL BE MATURE TREES (MIN. 2" CALIPER), PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 18.30.1 AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 18.30.
- THE PROVIDED CALIPER SIZE WILL COMPLY WITH ARIZONA/NURSERYMAN SPECIFICATIONS AND CITY OF SCOTTSDALE REQUIREMENTS FOR THAT TYPE AND SIZE OF TREE.
- A SINGLE TRUNK TREES CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 8-INCHES ABOVE FINISHED GRADE EQUIVALENT TO THE TRUNK.
- A TRUNK CALIPER SIZE FOR THE SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE EQUIVALENT TO THE TRUNK.
- A MULTIPLE TRUNK TREES CALIPER SIZE IS MEASURED AT 4' ABOVE THE LOCATION THAT THE TRUNK SPLIT OR ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- ALL PLANT MATERIAL AND PLANT MATERIAL SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- DECOMPOSED GRANITE SHALL BE SPREAD AND FEATHERED OVER LANDSCAPE AREA AT A DEPTH OF 2".
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUALITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF SCOTTSDALE.
- THERE ARE NO NATIVE OR EXOTIC (UNDER CITY OF SCOTTSDALE ORDINANCE 2003) PLANT MATERIALS ON SITE.
- ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE SCOTTSDALE PLUMBING CODE.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF 100,000 GALLONS OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE SCOTTSDALE PLUMBING CODE.
- ALL RIGHTS OF WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- NO LEAD PAINT OR BIA ALLOWABLE MATERIAL.
- RETENTION DETENTION BASIN SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION SHALL REQUIRE ADDITIONAL FINAL PLANS, STAFF REVIEW AND APPROVAL.
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIAL/GROUND COVERS SHALL NOT EXCEED 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPY AND GROUND COVER.
- ANY WORK ON EXISTING CURVES IS TO KEEP CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. THESE WITHIN THE CURVE ITSELF SHALL HAVE A坎 (KAN) THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL PERMITS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- SET BACK ALL SPRAY AND STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB, SIDEWALK, AND/OR DRIVEWAY TO REDUCE OVER SPRAY. ALTERNATIVES TO ACHIEVE SIMILAR RESULTS SHALL BE APPROVED BY PROJECT REVIEW STAFF.
- NO TURF AREAS ARE TO BE PROVIDED WITHIN THE RIGHT OF WAY.
- GENERAL LANDSCAPE NOTES:

 - ALL CURBS MUST BE A MINIMUM OF 3" IN THICKNESS AND HAVE A MAXIMUM SLOPE OF 1:20 WITH A MAXIMUM CROWN SLOPE OF 1:6.
 - ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
 - A COUNTY DUST PERMIT IS REQUIRED.
 - THERE ARE NO EXISTING POWER LINES ON THE SITE.
 - NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR OBSTRUDED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION BUREAU'S STAFF.

PRELIMINARY FOR
REVIEW AND
APPROVAL ONLY



LOGAN SIMPSON
DESIGN INC.

CL-1

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ACOMA JUNCTION
PROPOSED OFFICE CONDOMINIUM
14595 73rd STREET
SCOTTSDALE, AZ 85260



Drawing Name:
CONCEPTUAL
LANDSCAPE
DESIGN
Revision:

Date: 6/3/05
Project Number: 7004-016
Drawing No:

80-DR-2005
09/22/05

LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE		
Case Number	Approved By	Date
CONSTRUCTION AND INSPECTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ALL DEFECTS WILL REQUIRE REPAIR BY THE LANDSCAPE INSTALLER FOR THE APPROVAL BY THE CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.		

ALL LANDSCAPED AREAS AND MATERIALS, INCLUDING THOSE LOCATED ON THE PROPERTY LINE, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF		
PROPERTY OWNER (PROPERTY OWNER, DEVELOPER, HOMEOWNERS ASSOCIATION, ETC.)		



ELEVATION KEYNOTES		
①	ALUMINUM ALUMINUM CORNERS - CROWN MOLDING LEAD COLOR: CARBON FIBER	
②	STAINLESS STEEL VERTICALLY - BLUE ROOF, HEAD CLIMB AND/OR AUTOMATIC	
③	CLEAR POLYCARBONATE DECORATIVE METAL CAPS	
④	BRICK OVER 8' OFF - PAINTED FIELD COLOR	
⑤	BRICK OVER 8' OFF - PAINTED ROOF COLOR	
⑥	DECORATIVE STUCCO PLASTER - PAINTED ASPECT COLOR	
⑦	DECORATIVE CORNER, 45° / 90° METAL DOOR - PAINTED	
⑧	METAL ROLL UP DOORS - PAINTED	
⑨	DECORATING SLICED STAINLESS STEEL - PAINTED ASPECT COLOR	
⑩	DOOR, DOOR, LIGHT, OFFICE, GLASS, "WALK IN" DOOR FRAME CLEAR, 100% METAL, Hinge - COLOR COPPER METALLIC / TOP OF GLASS	
⑪	SECURITY WALL LIGHT - LED LIGHTING SYSTEMS - DURAL WALL TRAY SERIES - 100% METAL, Hinge - COLOR COPPER METALLIC / TOP OF GLASS	

FINISH LEGEND		
TYPE	MANUFACTURER	CODE
PL1	QUBI STAINLESS	7007 - STAINLESS STEEL
PL2	QUBI STAINLESS	2020 - STAINLESS STEEL
PL3	QUBI STAINLESS	2020 - STAINLESS STEEL

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LARSON

ACOMA JUNCTION
FIRE-RESISTED OFFICE CONSTRUCTION
1311 E. ACOMA DRIVE
SCOTTSDALE, AZ 85186



Drawing Name
Exterior Elevation

Revision
None

Date: 09/05/05
Project Number:
2004-125
Drawing No:

A2.0

80-DR-2005
09/22/05